

EXHIBIT C

book3

File Edit View Insert Format Data Tools Help 1,049 words 1,049 words 10,000

Comments Share

11 B I S A

	A	B	C	D	E	F
1	Joel Landau	\$240,000.00				
2	Jeffery Zwick as Attorney	\$30,000.00				
3	Medscan	\$21,000.00				
4	Medscan	\$55,000.00				
5	Medscan	\$110,000.00				
6	American Proton	\$51,000.00				
7	Yitzchok Lefkowitz	\$45,000.00				
8	Bluma Lefkowitz	\$8,000.00				
9		\$560,000.00				
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

Add 20 more rows at bottom.

Sheet1

Handwritten signature: Jeffrey Zwick
Handwritten date: 4/1/14

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852 4390
210
DATE 8/1/14

PAY TO THE ORDER OF JOEL LAMDAV \$240,000 +

TWO HUNDRED FORTY THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR.#852
399 PARK AVENUE
NEW YORK, NY 10022 Citi Private Bank

MEMO 1001 12th St - Ackerman

⑆021000089⑆ 37221528⑈ 4390

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852 4391
210
DATE 4/1/14

PAY TO THE ORDER OF JEFFRY ZWICK AS ATTORNEY \$30,000 +

THIRTY THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR.#852
399 PARK AVENUE
NEW YORK, NY 10022 Citi Private Bank

MEMO 1526 1st Ave - Ackerman

⑆021000089⑆ 37221528⑈ 4391

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852 4392
210
DATE 4/1/14

PAY TO THE ORDER OF ADESCAN \$21,000 +

Twenty-one THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR.#852
399 PARK AVENUE
NEW YORK, NY 10022 Citi Private Bank

MEMO 1001 12th St - Ackerman

⑆021000089⑆ 37221528⑈ 4392

TOTAL \$60,000

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852
210 4393

DATE 4/1/14

PAY TO THE ORDER OF MEDSLAN \$ 50,000 ¹⁰/₁₀₀

FIFTY - FIVE THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR. #852
399 PARK AVENUE
NEW YORK, NY 10022 Citi Private Bank

MEMO 1226-MA ST - R/MA

⑆021000089⑆ 37221528⑈ 4393

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852
210 4394

DATE 4/1/14

PAY TO THE ORDER OF AMERICAN PROTON \$ 51,000 ¹⁰/₁₀₀

FIFTY ONE THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR. #852
399 PARK AVENUE
NEW YORK, NY 10022 Citi Private Bank

MEMO 1226-MA ST - R/MA

⑆021000089⑆ 37221528⑈ 4394

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852
210 4395

DATE 4/1/14

PAY TO THE ORDER OF VITZICKER LIFKOWITZ \$ 45,000 ¹⁰/₁₀₀

FOURTY FIVE THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR. #852
399 PARK AVENUE
NEW YORK, NY 10022 Citi Private Bank

MEMO 1226-MA ST - R/MA

⑆021000089⑆ 37221528⑈ 4395

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852 4396
210

DATE 4/1/14

PAY TO THE ORDER OF BLUMA LIFKOWITZ \$8,000

EIGHT THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR. #852
399 PARK AVENUE
NEW YORK, NY 10022

Citi Private Bank

MEMO

4396

430210000891 37221528 4396

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852 4397
210

DATE 4/1/14

PAY TO THE ORDER OF MIRIAM \$110,000

ONE HUNDRED TEN THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR. #852
399 PARK AVENUE
NEW YORK, NY 10022

Citi Private Bank

MEMO

4397

430210000891 37221528 4397

EXHIBIT D

49,000 FROM RIVERBAY

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852
210

4463

DATE 5/13/14

PAY TO THE ORDER OF JOEL LANDAU \$ 340,000.00

THREE HUNDRED FORTY THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR.#852
399 PARK AVENUE
NEW YORK, NY 10022

Citi Private Bank

MEMO 1026 ST. ASHKENAZI

⑆021000089⑆ 37221528 4463

NORMAN SEIDENFELD
ATTORNEY TRUST ACCOUNT
5807 - 12TH AVENUE
BROOKLYN, NY 11219

1-8 852
210

4464

DATE 5/13/14

PAY TO THE ORDER OF MASKE EL-DAL \$ 100,000.00

ONE HUNDRED THOUSAND DOLLARS

citibank
CITIBANK, N.A. BR.#852
399 PARK AVENUE
NEW YORK, NY 10022

Citi Private Bank

MEMO 1026 ST. ASHKENAZI

⑆021000089⑆ 37221528 4464

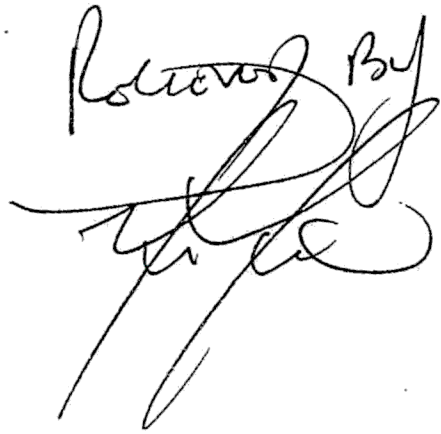
5/13/14
Received By


EXHIBIT E

SUPREME COURT OF THE STATE OF NEW YORK
 COUNTY OF KINGS

-----	X	
	:	
1526 52 ND LLC,	:	
	:	
<i>Plaintiff,</i>	:	Index No. 515379/2018
	:	
- against -	:	
	:	AFFIRMATION IN FURTHER
BLUMA LEFKOWITZ A/K/A BLUMA	:	SUPPORT OF PLAINTIFF’S
LEFKOWTIZ,	:	MOTION
	:	
<i>Defendants.</i>	:	
-----	X	

Norman Seidenfeld, an attorney admitted to the courts of the State of New York,
 under penalty of perjury, affirms:

- This Affirmation is submitted in further support of Plaintiff 1526 52ND LLC (“Plaintiff”)’s motion to stay an L&T Action that was commenced by defendant Bluma Lefkowitz against Rivka and Alexander Ashkenazi. I am familiar with the facts and circumstances set forth below based upon my review of the documents in my file.
- I was the transaction attorney representing Rivka Ashkenazi in her purchase of the premises located at 1526 52nd Street, Brooklyn, New York (the “Premises”) from Bluma Lefkowitz and Tova Gruenbaum in or about April of 2014.
- On or about April 1, 2014, Rivka Ashkenazi, as purchaser and Bluma Lefkowitz and Tova Gruenbaum, as Seller entered into a Contract of Sale for the Premises. [Exhibit A].
- The purchase price for the Premises per the Contract of Sale was two million twenty-five thousand dollars (\$2,025,000) with a downpayment of five hundred sixty thousand dollars (\$560,000) (the “Downpayment”) and the balance to be paid by assumption of

an existing mortgage in the amount of one million four hundred sixty-five thousand dollars (\$1,465,000).

5. The Downpayment was wired to my escrow account for Rivka Ashkenazi.
[Exhibit B].

6. In fact, Purchaser and Seller agreed that the Downpayment could be released to Seller prior to closing.

7. In this regard, the Downpayment was disbursed to Seller per their instructions. [Attached as Exhibit C is the disbursals directed by Seller and signed by Jack Lefkowitz for Bluma Lefkowitz together with copies of my escrow checks sent on behalf of Seller. In the memo of the checks I noted it was for "1526 52nd Ashkenazi".]

8. Prior to closing, Mrs. Ashkenazi advised that she would be taking title in a limited liability company. I formed 1526 52nd LLC on Mrs. Ashkenazi's behalf. [Exhibit D].

9. There was never an understanding that the Seller's would be members of 1526 52nd LLC.

10. On or about August 1, 2014, Sellers, Bluma Lefkowitz and Tova Greunbaum executed the deed for the Premises and I had that deed sent for recording.

11. The ACRIS forms were all executed by Rivka Ashkenazi as the member of the Purchaser 1526 52nd LLC and Bluma Lefkowitz and Tova Gruenbaum as Seller [Exhibit E].

Dated: Brooklyn, New York
December 4, 2018



Norman Seidenfeld

EXHIBIT F

1526 52nd

From: Jack Lefkowitz (jacklefkowitz@gmail.com)

To: bhy11219@yahoo.com

Date: Wednesday, July 9, 2014 01:35 PM EDT

To Newman wire please \$1,099,451.24

To Wiesel wire Please \$21,500.00

Jack Lefkowitz

646-623-5200



WIRE.ESCROW.PDF
19kB



wiring instructions aw.pdf
29.6kB

WIRING INSTRUCTIONS

**Citibank N.A.-Branch 2
330 Madison Avenue
New York, NY 10017**

**MARC Z. NEWMAN
ATTORNEY TRUST ACCOUNT - IOLA
3119 Quentin Road
Brooklyn, New York 11234**

**ACCT: 63540805
ABA: 021000089**

LAW OFFICES OF
ABRAHAM WEISEL
410 East 3rd, Street
Brooklyn, New York 11218
Tel (718) 473-5869
Fax (718) 732-4595
a_weisel@yahoo.com

WIRING INSTRUCTIONS FOR ATTORNEY TRUST ACCOUNT

JP Morgan Chase Bank, N.A.
225 Havemayer Ave
Brooklyn, NY 11211

Account Name: *Abraham Weisel Attorney Trust Account*

ABA Routing Number: *021000021*

Account Number: *091074755565*

EXHIBIT G

1526 post closing agreement ver 2 doc

From: Jack Lefkowitz (jacklefkowitz@gmail.com)

To: bhy11219@yahoo.com; normseid@gmail.com

Date: Wednesday, July 23, 2014, 01:17 PM EDT



1526 post closing agreement ver 2 doc.rtf
50kB

POST CLOSING AGREEMENT

This Agreement dated as of the 17th day of July 2014 by and between Jack Lefkowitz, 1526 52nd Street, Brooklyn, New York 11219 ("Jack") and Alexander Ashkenazi of 1426 57th Street, Brooklyn, New York 11219 ("Alexander")

WITNESSETH:

Whereas, the real property located at 1526 52nd Street, Brooklyn, New York 11219 (the "Property") was sold by Bluma Lefkowitz and Tova Greenbaum (as nominal owners thereof with Jack as the beneficial owner) to 1526 52nd LLC (which is beneficially owned by Alexander); and

Whereas, the sale was subject to purchaser assuming the obligations of a current mortgage on the Premises with a current outstanding principal amount of \$1,464,838.61 (the "Mortgage"); and

Whereas, Alexander has obligated himself to pay off the Mortgage as provided herein below; and

Whereas, the parties hereto desire to set forth their respective rights and obligations with respect to the Premises and the Mortgage;

NOW, THEREFORE, the parties agree as follows:

1. From August 1, 2014 until July 31, 2017, Alexander shall pay Five Thousand Dollars (\$5,000) monthly via ACH directly to Mortgagor to satisfy the obligated monthly Mortgage payments. Alexander shall pay off outstanding principal amount over the next three years and to fully satisfy the balance Mortgage by no later than July 31, 2017.

2. Alexander further agrees not to object or contest to any foreclosure proceeding in the event failure to satisfy the Mortgage pursuant to this Agreement is due to Alexander's fault.

3. Jack and Alexander agree to submit to a mutually agreed upon "ZABLAB" or "ZABLA" Beth Din and to adhere to the decision of said Beth Din in all matters regarding this Agreement. If any party does not appoint the members he is entitled to appoint to be part of the Beth Din within 7 days after written notice by the other party, said other party may also select the members that the non-appointing party was entitled to appoint.

11. Jack represents that he has the power to sign this Agreement on behalf of the sellers of the Premises, and Alexander represents that he has the power to sign this Agreement on behalf of the buyers of the Premises.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date set forth above.

1526 52nd LLC

Jack Lefkowitz

Date

Alexander Ashkenazi

Date

EXHIBIT H

title 6676

From: Norman Seidenfeld (normseid@gmail.com)

To: tzippora@ilstitle.com

Cc: bhy11219@yahoo.com; jacklefkowitz@gmail.com

Date: Wednesday, July 9, 2014, 10:55 AM EDT

Tzippy, as we spoke, please prepare title bill, revise the acris docs to reflect 1526 52nd LLC as buyer, and take into account for transfer tax purposes a continuing lien deduction for the current mtg with outstanding balance of \$1,464,838.61

I will get you LLC docs and ein number for buyer today.
address of buyer is 1526 52nd Street, Brooklyn, NY 11219



1526-mtg paper.pdf

45.5kB



Norman Seidenfeld <normseid@gmail.com>

CONFIRMATION: 1526 52ND LLC

2 messages

USACORP Inc. <usacorp@usacorpinc.com>
To: "normseid@gmail.com" <normseid@gmail.com>

Wed, Jul 9, 2014 at 5:07 PM

Dear Mr. Seidenfeld,

We are pleased to inform you that **1526 52ND LLC** has been filed and approved with the New York Department of State and is now available for all your business needs.

Enclosed please find the following:

1. Acknowledgement copy of Articles of Organization, provided by the Department of State.
2. Original Filing Receipt issued by the Department of State.
3. IRS confirmation letter, containing the EIN number assigned to your entity.
4. Invoice for services rendered.

The attached documents are the original and final ones. Please print and retain with your permanent records. (Upon request, these documents can be printed and mailed to you by our office.)

We acknowledge and appreciate the trust you have placed in our company and look forward to serve you with continued courtesy in the future.

Sincerely,

Tzippy, Ext 207